

SUBJECT: Management of City-Owned Properties within the Focused Planning Area of the San Dieguito River Park
POLICY NO.: 700-14
EFFECTIVE DATE: April 6, 1992

BACKGROUND:

A regional park is being planned for the area of the San Dieguito River and its tributaries under the direction of a Joint Powers Authority. City-owned property within the Focused Planning Area (FPA) of the park includes approximately 18,000 acres in the San Dieguito River Floodplain, with sites in Del Mar, Lake Hodges, San Pasqual, Pamo and Boden Valleys, and the Sutherland Reservoir (see map attached). With few exceptions, the land is owned by the Water Utilities Department and is zoned for agricultural uses.

PURPOSE:

It is the purpose of this policy to establish procedures for managing City-owned property in the focused planning area of the San Dieguito Regional Park which are compatible with the objectives of the park's plan and which will continue to be applicable upon implementation of that plan. Such management activities are the responsibility of the City Property Department.

POLICY:

It is the City's policy that the City will manage its properties to ensure that permitted uses and activities are compatible with the Council-adopted plans and policies for the San Dieguito Regional Park, subject to proper environmental review.

LAND-USE:**1. Water Utilities Land**

A primary function of the Water Utilities land in the FPA is to facilitate the development, management and protection of a safe surface and underground water supply. Water Utilities property, under the City's Charter Section 53, is held by the City in trust for Water Utilities purposes. Water Utilities land cannot be "dedicated" to park use without compensation to the Water Utilities fund. However, Water Utilities land can be "designated" for open space use without the necessity of compensation to the Water Utilities fund when the City deems it appropriate to retain such property in its open space condition for use as watershed and such use is consistent with Water Utilities long-range land use plans. If Water Utilities land is leased or sold, or is proposed to be used for purposes inconsistent with the Water Utilities needs, the full fair market value must be obtained and deposited into the Water Utilities fund.

2. Water Supply and Storage

Supply of local water and storage of local imported water is a very significant resource which ensures availability of water for potable use in all seasons and during emergencies. Creation and protection of lakes and groundwater basins are compatible with the objectives of an open space park as they are a

valuable form of open space and a valuable recreational, wildlife and scenic resource. Therefore, projects which conserve water and enhance its availability will be given a priority. Efforts shall be continued and supported for the viability of these valuable water resources.

3. Water Quality

Potential impacts to the surface and underground water quality shall be assessed for all development/lease proposals and activities in conjunction with the project's environmental review. Projects that enhance water quality will be given priority over those that negatively impact it. Mitigation of water quality impacts will be required, and financing for appropriate long-term monitoring programs shall be provided in conjunction with any development/lease activity.

4. Water Reclamation

Water reclamation facilities may be constructed within the Water Utilities ownership producing reclaimed water consistent with federal and state standards. Reclaimed water will be utilized for agricultural purposes, landscaping, groundwater recharge, live stream discharge, and wetland and riparian habitat enhancement/restoration.

5. Municipal Sludge

Provisions for the beneficial reuse of sludge, in accordance with applicable environmental mitigation requirements and federal, state, and local health regulations, shall be included in agricultural lease agreements. Water Utilities land shall be available for sludge application as a beneficial soil modification, provided this does not interfere with agricultural activities or be detrimental to sensitive resources.

6. Agricultural

Agricultural uses are compatible with the requirement of the City Charter that the watershed be available for Water Utilities purposes. Agricultural uses are appropriate within the FPA and shall be continued and supported when consistent with Council-adopted plans and policies.

- a. To ensure agricultural uses are continued in San Pasqual Valley, incentives shall be offered to farmers based on the following consideration:
 - (1) The San Pasqual area lies within the focused planning area of the San Dieguito River Park.
 - (2) Agricultural uses are consistent with the long-range land use objectives of the river park. They provide open space, offer excellent educational/interpretive opportunities, and preclude private development.
 - (3) Depending upon the specific agricultural use, agriculture often requires significant capital investment and long periods of crop development.

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- (4) Agriculture is exposed to abnormal vulnerability regarding environmental issues and market fluctuations.

b. Incentives to be offered farmers are as follows:

- (1) The agricultural preserve designation of the Valley shall be continued.
- (2) Agricultural uses shall be included in the Master Plan for the San Dieguito River Valley Park.
- (3) Parameters on the kind of agricultural uses shall be established.
- (4) Appropriate property shall be leased for suitable agricultural uses at reasonable rates.
- (5) In determining the selection of agricultural uses, their impact on the water quality in the basin shall be considered.
- (6) Long-term lease agreements shall be offered.
- (7) Water shall be offered at rates which make agricultural uses economically viable.
- (8) The CITY shall maintain ownership of all agricultural land.
- (9) Residential development at the edge of City-owned property shall be discouraged; buffer-type uses in this area shall be encouraged.
- (10) The San Pasqual/Lake Hodges Community Plan which was adopted in 1964 shall be updated.
- (11) Enhanced public understanding of agriculture shall be encouraged.
- (12) Trails to be established in the Valley shall be carefully designed to consider the needs of the farmers as well as the trail uses.
- (13) Procedures to facilitate appropriate appreciation of farm worker housing issues shall be implemented.

7. Flood Protection and Mineral Resource Recovery and Sand Mining

Flood control operations and mineral resource recovery shall be consistent with the required federal, state and city permits. Mitigation for the widening of the channels and the construction of sedimentation basins shall include revegetation, environmental and habitat rehabilitation. Excess sand shall be excavated from the channels and removed from the sedimentation basins in accordance with adopted policies and regulations.

8. Endangered or Sensitive Habitat

Endangered or sensitive habitat in the FPA shall be protected, preserved, and enhanced. The integrity of the continuous open space and riparian habitat is to be preserved. If disturbance is required for public purposes, mitigation will meet federal, state and local legal requirements. Cumulative and indirect impacts will be analyzed in addition to direct on-site impacts. There will be no net loss of in-kind habitat within the FPA. Preservation and enhancement of habitat areas and corridors within the FPA shall be the preferred method of mitigation. Leases and other management activities shall address adequate maintenance, protection and preservation of habitat.

9. Prehistoric and Historic Sites

Sites found to have potential historical or archaeological significance shall be subject to environmental review and review by the City's Historical Site Board. The preservation and enhancement of the site's historic value will be addressed and recommendations made to the City Council in consideration of the site's protection and enhancement, consistent with the Resource Protection Ordinance, balanced against regional water supply requirements.

10. Open Space and Recreational Uses

Open space must be retained to preserve significant resources as well as to maintain the essentially rural character of the FPA. Development of open space should be restricted to uses consistent with the Council-adopted plans and policies. Livestock grazing may be allowed in selected open space areas which do not contain sensitive habitat or biological resources.

11. Trails

Public access for hiking, bicycle and equestrian trails shall be allowed through or around leased premises, as appropriate, consistent with the Council-adopted plans and policies. Trail fences should be installed, where necessary, when security and/or protection of sensitive resources or farmland is required. Leases shall contain language that provides for public access. Leases and other management activities shall address adequate maintenance of the trails.

12. Structural Development

Development should be designed in a "rural" context of low-scale buildings in keeping with the area's rustic ambiance. The natural landscape should continue to dominate over man-made elements. Natural materials characteristic of Southern California should be emphasized. Development shall be consistent with Council-adopted plans and policies.

13. Project Review Responsibilities

All property transactions and development proposals shall be the responsibility of the City's Property Department and will be subject to environmental, land use and design review by City departments for consistency with applicable Council-adopted plans and policies, as well as community review. To assure a balance between physical and economic development, required development permit

approvals and lease agreement negotiations will be undertaken concurrently. Leases will not be secured until all issues have been resolved.

14. Project Review Notification

The Property Department shall be responsible for distribution of development/lease proposals to appropriate City departments and the San Dieguito Joint Powers Authority (JPA); those departments and the JPA staff shall be responsible for distribution of information to Council-recognized community and advisory groups. A review procedure similar to the City's environmental review process will be followed except that a minimum 15-calendar day notice and review period will be provided. Longer review periods will be provided when required in conjunction with the environmental review process. Proposals will be reviewed by the JPA and other appropriate boards or commissions for their recommendation prior to consideration by the San Diego City Council.

15. Long-term and Short-term Agreements

Lease agreements/permits for City-owned property providing for terms of more than six months, and any proposed sale of City-owned property within the FPA, shall be reviewed by the appropriate City departments and the JPA to ensure that the proposed land uses comply with Council-adopted plans and objectives prior to consideration by the City Council. Agreements/permits for six months or less may be approved by the City Manager after being reviewed by the appropriate City department(s) for compatibility with the open space/park program. Where permitted by existing master leases approved prior to this policy, new sublease agreements will be subject to this policy and the reviews provided herein. Sublease agreements which comply with the terms of an original lease which was subject to this policy are not subject to the review process and may be reviewed by the City Manager.

HISTORY:

“Procedures for Expenditure of
Park and Recreation Bond Funds”

Adopted by Resolution R-190055 04/11/1967

Repealed by Resolution R-254869 08/24/1981

“Management of City-owned Properties

Within The Focused Planning Area

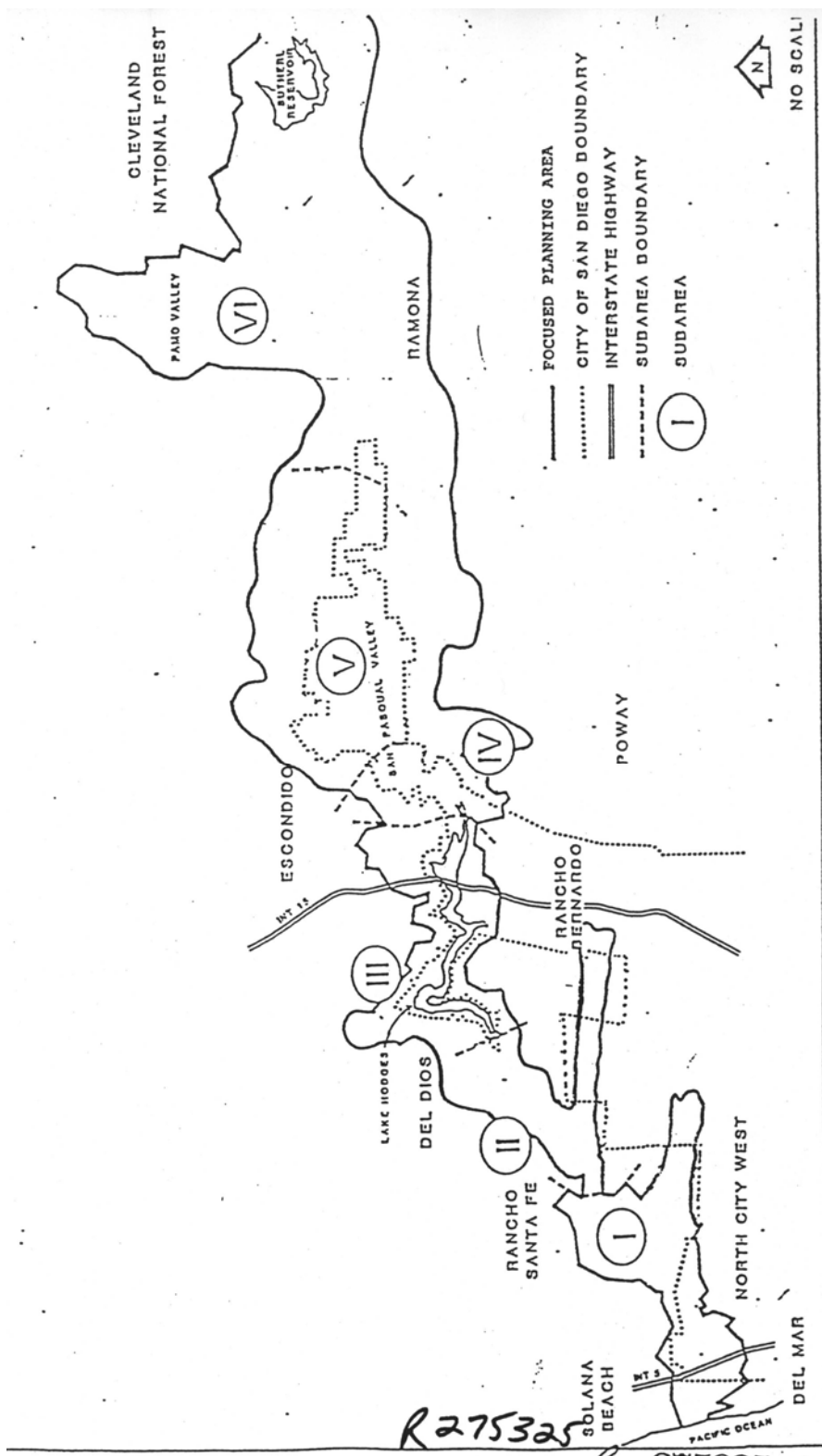
of The San Dieguito River Park”

Adopted by Resolution R-275325 03/19/1990

Amended by Resolution R-279716 04/06/1992

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SAN DIEGUITO RIVER VALLEY OPEN SPACE PARK FOCUSED PLANNING AREA (FPA)

Adopted by San Diego City Council on April 4, 1989, Resolution Number R-273162

Attachment to Council Policy 700-1